

To date, ATXI has been unsuccessful in obtaining an easement from Mr. Reginald L. Liehr. Mr. Reginald Liehr, who is the primary contact for this parcel, and Mr. Roger Liehr own two parcels located along the Quincy to Meredosia project segment in Pike County. The property at issue has been designated internally as ILRP\_QM\_PI\_047-ROW. As summarized on Exhibit 1.1, ATXI has contacted, or attempted to contact, Mr. Liehr to acquire an easement on approximately 26 occasions, including 15 voicemails, 3 phone calls, 4 letters, and 4 visits to Mr. Liehr's home. Despite these multiple attempts to engage in discussions with Mr. Liehr, he has been generally unresponsive to ATXI's efforts to negotiate.

After seven unsuccessful attempts to contact Mr. Liehr between September and December 2013, ATXI sent Mr. Liehr its initial offer via FedEx. The packet included the calculation sheet with details of the offered compensation, an option agreement to purchase a transmission easement, a memorandum of the option, a pre-construction damage release, a survey consent form, a copy of the independent appraisal on which ATXI's compensation offer was based, and a W-9 IRS form. ATXI sent this packet to Mr. Liehr again on January 24, 2014. ATXI representatives spoke with Mr. Liehr on January 31, 2014. During that conversation, he stated that he simply did not want the transmission line on his property. He also expressed his disappointment with a prior project on a different parcel, his dislike for the project in general, his disagreement with the appraisal, and presented a request for an adjustment to the location of the transmission line poles.

Since this conversation, ATXI has made multiple attempts to engage Mr. Liehr including:

- (i) a hand-delivered letter on February 5, 2014, which included a detailed map of the easement area and conveyed ATXI's intent to work with other landowners for a potential pole relocation to accommodate Mr. Liehr's concerns, as well as ATXI's intent to address other issues raised by

Mr. Liehr; (ii) seven voice mail messages, left between February 13, 2014 and March 19, 2014; (iii) two visits by ATXI's land agent to Mr. Liehr's home; (iv) and two additional letters mailed on February 28, 2014 and March 8, 2014. On March 26, 2014, Mr. Liehr again spoke to the land agent. The land agent explained to Mr. Liehr that ATXI could not locate the poles entirely off his property because his neighboring landowners would not agree to it. ATXI explained that as designed, the structures would not be located in his tillable acreage and thus would not interfere with his crops. The land agent agreed to memorialize this upon Mr. Liehr's request.

Also, on March 26, Mr. Liehr responded with an informal counteroffer more than 10 times ATXI's total offer. While ATXI's offer was based on a formal appraisal report dated May 14, 2013, Mr. Liehr's counteroffer is unsubstantiated and unsupported by any appraisal or other documentation.

Given the difficulty ATXI has had in reaching Mr. Liehr, and the vast differences between the parties regarding appropriate compensation for the easement, ATXI does not expect to reach a timely resolution, and therefore eminent domain authority for this landowner is requested.

**ATXI Exhibit 1.4**  
**Part U**

Tract	Tax ID Number	Primary Owner	Address	Full Legal Description of Property
ILRP_QM_PI_047-ROW	3301805, 3300710	Reginald L. Liehr, et al	37916 400 Lane  Chambersburg, Illinois 62323	THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, EXCEPT THAT PART THEREOF LYING SOUTH OF ILLINOIS ROUTE 104 AS NOW LOCATED, IN TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.EXCEPT A TRACT OF LAND LYING AND BEING IN THE WEST ONE-HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, PIKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:COMMENCING AT A POINT ON THE WEST SIDE OF THE NORTHWEST QUARTER OF SAID SECTION 17 THAT IS 1064 FEET NORTH OF THE CENTERLINE OF ILLINOIS STATE ROUTE 104, THENCE EAST 303.78 FEET, THENCE NORTH 287.16 FEET, THENCE WEST 303.78 FEET, THENCE SOUTH TO THE PLACE OF BEGINNING. SITUATED IN THE COUNTY OF PIKE AND STATE OF ILLINOIS.THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, IN TOWNSHIP 3 SOUTH, RANGE 3 WEST OF THE FOURTH PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF PIKE AND THE STATE OF ILLINOIS.

ATXI Exhibit 1.4  
Part U

**Agent Checklist with Landowner**

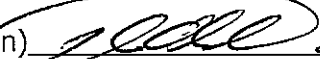
1. Landowner contacted to set up initial appointment no sooner than 14 days after the 14 day letter was sent ☒
2. Initial appointment set for 1/23/2014 ☒
3. Activity Note entered regarding Initial Meeting, including specifics regarding landowner concerns, if any, and details of meeting ☒
4. Prepare and review Acquisition documents and maps ☒
5. Provide landowner with business card and show Ameren ID badge ☒
6. Ask the landowner they received the 14 day letter: ☒
  - a. Ask if the landowner read 14 days letter
  - b. Does landowner have any questions regarding letter: No

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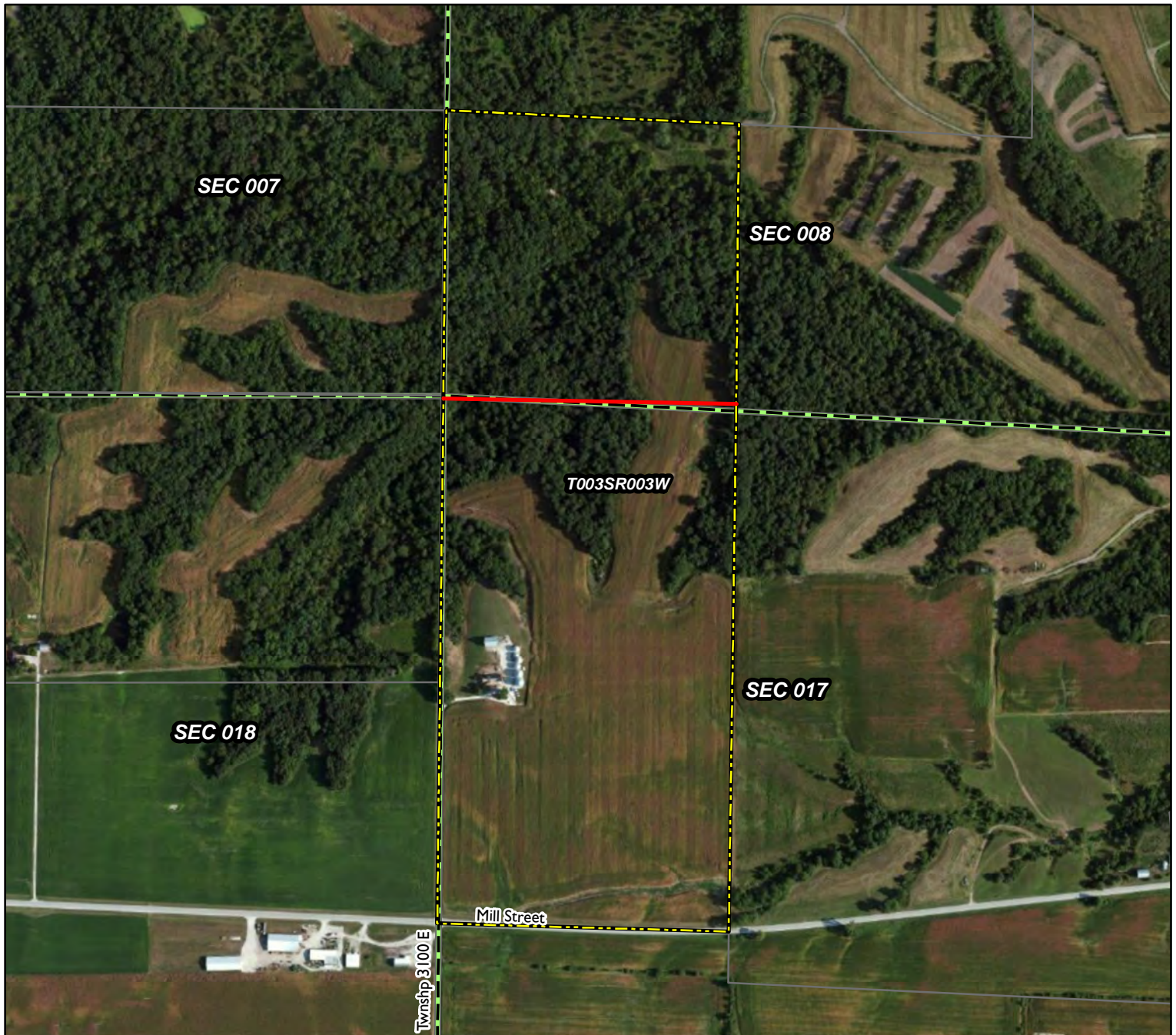


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7. Provide/explain the purpose of the project ☒
8. Discuss routing and how it affects landowner: ☒
  - a. Provide Fact Sheet about the project
  - b. Provide landowner copies of:
    - i. Small scale map of the project
    - ii. Sketch and description of type of facilities/structures
    - iii. Approximate location of facilities
    - iv. Option for Easement including exhibit showing length and width of the easement area
    - v. Memorandum of Option Exhibit B
9. Make compensation offer, provide calculation sheet and explain basis of offer ☒
10. Discuss subordination of mortgage, if applicable NA ☐
11. Complete Construction Questionnaire, including name of tenant, if applicable ☒
12. Provide EMF brochure, if requested NA ☐
13. Enter initial offers and counter-offers if any, into CLS Viewer. Contact tenant, as appropriate; complete tenant consent form if applicable ☒
14. Agent Name (Print and Sign)  John Ohlms ☒

# Pike County, IL

NE of Section 17, Township 3 S, Range 3 W, Pike County, Illinois

Tax ID: 3301805



**Ameren - Illinois Rivers**



Contract Land Staff, LLC  
2245 Texas Drive, Suite 200  
Sugar Land, TX 77479

*For discussion purposes only. All measurements and distances are approximations and pend final survey and engineering.*

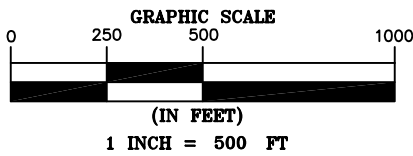


0 0.0325 0.065 0.13 0.195 0.26 0.325 Miles

**LIEHR ROGER II & REGINALD**

Tract No.:ILRP\_QM\_PI\_047

Date: 3/24/2014



# EXHIBIT "A"

ATXI Exhibit 1.4  
Part U

SECTION 7  
TOWNSHIP 3S  
RANGE 3W

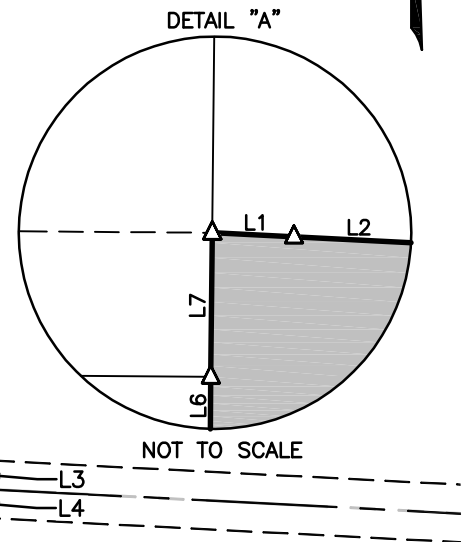
JOHN CHRISTIANN III  
AND EDWARD E. EGNOT II  
BK. 158, PG. 266  
D.R.P.C.I.  
ILRP\_QM\_PI\_045

SECTION 8  
TOWNSHIP 3S  
RANGE 3W

ROGER LIEHR, II AND  
REGINALD LIEHR  
DBK. 785, PG. 307  
D.R.P.C.I.  
ILRP\_QM\_PI\_047  
ILRP\_QM\_PI\_048

PROPOSED 150'  
WIDE EASEMENT  
4.719 ACRES  
(205,580 S.F.)

SEE DETAIL "A"



EDWARD E. EGNOT, EDWARD E. EGNOT II,  
JOHN CHRISTIAN III, DARIN J. BRAUER,  
GARY W. LOWERY AND DAN ARNOLD  
BK. 408, PG. 94  
D.R.P.C.I.  
ILRP\_QM\_PI\_046

SECTION 18  
TOWNSHIP 3S  
RANGE 3W

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°35'25"E	1.5
L2	S87°03'57"E	1369.1
L3	S00°32'28"W	75.1
L4	S00°48'55"W	75.1
L5	N87°03'57"W	1370.4
L6	N00°40'38"E	75.1
L7	N00°33'48"E	75.0

MURRAY G. WATERS  
BK. 128, PG. 128  
D.R.P.C.I.  
ILRP\_QM\_PI\_049  
ILRP\_QM\_PI\_050

SECTION 17  
TOWNSHIP 3S  
RANGE 3W

## LEGEND

D.R.P.C.I.



DEED RECORDS  
PIKE COUNTY, ILLINOIS  
CALCULATED POINT

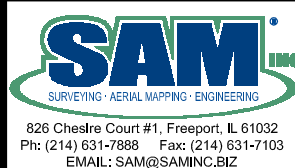
--- SECTION LINE (APPROXIMATE)  
--- PROPERTY LINE (APPROXIMATE)  
--- PROPOSED EASEMENT CENTERLINE  
--- PROPOSED EASEMENT

## NOTES:

1. ALL INFORMATION SHOWN HEREON IS FOR PRELIMINARY PURPOSES ONLY AND IS NOT TO BE RECORDED FOR ANY REASON.
2. BOUNDARY LOCATIONS SHOWN HEREON ARE DERIVED FROM RECORD INFORMATION AND ARE NOT BASED UPON AN ACTUAL ON THE GROUND SURVEY. THE RECORD INFORMATION SHOWN HEREON WAS PROVIDED BY OTHERS AND WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.
3. DISTANCES AND AREAS SHOWN HEREON ARE PRELIMINARY ESTIMATES ONLY. ALL LINEAR DIMENSIONS HAVE BEEN ROUNDED TO THE NEAREST TENTH OF A FOOT.
4. SURVEYING AND MAPPING, INC. ACCEPTS NO LIABILITY WITH RESPECT TO THE ACCURACY OF THE RECORD INFORMATION AND THE LOCATION AND AREA OF THE EASEMENT RIGHT-OF-WAY SHOWN HEREON.

SHEET 01 OF 01

PROJECT: ILLINOIS RIVERS  
JOB NUMBER: 32359  
DATE: 02/08/2013  
SCALE: 1" = 500'  
TRACT ID: ILRP\_QM\_PI\_047  
ERM REVIEWED:



AMEREN TRANSMISSION  
PRELIMINARY APPRAISAL EXHIBIT  
QUINCY TO MEREDOSIA  
SECTIONS 8 & 17, TOWNSHIP 3 SOUTH,  
RANGE 3 WEST, OF THE 4TH PRINCIPAL MERIDIAN  
PIKE COUNTY, ILLINOIS